

# Balcony and Terrace Maintenance

## Balconies and Terraces with Spruce or Pine Decking

Spruce and pine decking should be maintained 1–2 times per year as follows.

### Step-by-Step Cleaning Guide

1. Sweep the terrace: Remove loose leaves, twigs, and dirt using a stiff broom.
2. Wet the wood: Dampen the decking with water from a garden hose. This prevents the cleaning agent from penetrating too quickly and drying out the wood.
3. Apply the cleaning agent: Use an effective wood cleaner, deck cleaner, or exterior house wash. Apply it with a pump sprayer or a coarse paint roller.
4. Tip: Always apply the product in the direction of the wood grain.
5. Scrub the surface: Scrub thoroughly using a stiff scrubbing brush or a deck brush until dirt and algae are removed.
6. Allow the product to work: Leave it on the surface for approximately 10–20 minutes, but do not allow it to dry.
7. Rinse thoroughly: Rinse the terrace with plenty of clean water to remove all foam and dirt.
8. Drying: Allow the terrace to dry completely (typically 1–2 days) before applying a clear decking oil, if required, to avoid trapping moisture.
9. If necessary, sand the balcony or terrace before applying any treatment.

Important: Under no circumstances should a pressure washer or hot-water pressure washer be used on wood or composite decking.

## Balconies and Terraces with Composite Decking

Composite decking should be maintained 1–2 times per year by cleaning with warm water, mild soap (such as dishwashing detergent), and a stiff brush. Scrub in the direction of the boards and rinse thoroughly with clean water.

## Balconies and Terraces with Thermowood Decking

Thermowood decking should be maintained 1–2 times per year by scrubbing with water, a stiff brush, and, if necessary, a mild cleaning agent such as soft soap or a wood cleaner.

Thermowood is highly durable and does not require oil for protection. However, regular cleaning removes algae and dirt while helping to prevent the formation of a grey patina.

### Step-by-Step Cleaning Guide

1. Remove loose debris: Sweep the terrace thoroughly.
2. Wet the wood: Dampen the boards with clean water.
3. Apply the cleaning solution: Use a mixture of water and a mild cleaning agent, such as soft soap or a wood cleaner.
4. Scrub: Scrub the boards with a stiff broom in the direction of the wood grain.
5. Rinse: Rinse thoroughly with clean water.
6. Drying: Allow the terrace to dry completely (minimum 6 hours) before use.
7. If necessary, sand the balcony or terrace before beginning any treatment.

Important: Under no circumstances should a pressure washer or hot-water pressure washer be used on wood or composite decking.

### Balconies and Terraces with Concrete Surfaces

Concrete balconies and terraces should be maintained **1–2 times per year** by cleaning with warm water, a stiff broom, and soft soap or a dedicated concrete or patio cleaner. For algae and heavy dirt, scrub the surface thoroughly. Baking soda may be used to remove stubborn stains.

### Step-by-Step Cleaning Guide

1. Preparation: Remove loose dirt, leaves, and weeds.
2. Prepare the cleaning solution: Mix warm water with soft soap or an environmentally friendly cleaning product.
3. Scrub: Apply the solution and scrub thoroughly with a stiff broom.
4. Algae treatment: Use a patio cleaner or algae remover to eliminate green growth. These products are generally most effective when applied in dry weather.
5. Rinse: Rinse thoroughly with plenty of clean water.

Important: Under no circumstances should a pressure washer or hot-water pressure washer be used on wood or composite decking.

## List of Balcony and Terrace Surface Types in Balder Properties

| Ejd-navn                   | Type belægning                                                          | Behandling |
|----------------------------|-------------------------------------------------------------------------|------------|
| Agerhusene                 | Beton - Terrasser Betonfliser                                           |            |
| Bastionen                  | Komposit (Moland fra Wimex)                                             |            |
| Carlsbakken                | Thermowood (Både altaner og tagterrasse) betonfliser på bolig terrasser |            |
| Elsehus                    | Altan Thermowood                                                        |            |
| Elsehus fælles tagterrasse | Betonfliser- bolig terrasser betonfliser                                |            |
| Fyrkanten                  | Komposit (Moland fra Wimex)                                             |            |
| Fælledkanten               | Altan - Komposit Terrasser betonfliser                                  |            |
| Fælledudsigten             | Beton                                                                   |            |
| Green Hills                | Komposit - Terrasser Betonfliser                                        |            |
| Hesteskoen                 | Altan Gran- terrasser både granog betonfliser                           |            |
| Lavetten                   | Komposit (Cosmo deck fra Wimex, koks) Terrasser komposit                |            |
| Lerholmen                  | Komposit (Cosmo deck fra Wimex, koks)<br>Terrasser Betonfliser          |            |
| Lynghaven                  | Komposit (Cosmo deck fra Wimex, koks)<br>Terrasser Betonfliser          |            |
| Ofeliahaven                | Komposit (Cosmo deck fra Wimex, koks)<br>Terrasser Betonfliser          |            |
| Rubinhaven                 | Komposit (Moland fra Wimex)<br>Terrasser Betonfliser                    |            |
| Skibbroen                  | Altaner: Beton<br>Terrasser: Gran                                       |            |
| Strandby Huse              | Komposit - Terrasser Betonfliser                                        |            |
| Strandby Høje              | Komposit - Terrasser Betonfliser                                        |            |
| Stævnen                    | Thermowood-Terrasser betonfliser                                        |            |
| Triumph lejl.              | Komposit (Livø fra Wimex, matsort)                                      |            |
| Triumph rækkehuse          | Betonfliser                                                             |            |
| Øresund Strandpark         | Thermowood - Terrasser betonfliser                                      |            |
| Østerfælled Parken         | Beton - Terrasser Betonfliser                                           |            |